



City of Seattle

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Gregory J. Nickels, Mayor  
**Department of Planning and Development**  
D. M. Sugimura, Director

**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR OF  
THE DEPARTMENT PLANNING AND DEVELOPMENT**

**Application Number:** 2404098

**Applicant Name :** Randy Spaan for Sanjik Jain

**Address of Proposal:** 12538 19<sup>th</sup> Ave NE

**SUMMARY OF PROPOSED ACTION**

Master Use Permit to subdivide one (1) parcel into two (2) parcels of land. Proposed parcel sizes are: A) 9,499.8 square feet and B) 9,499.8 square feet. The existing principal structure located on the parent parcel is to remain.

The following approval is required:

- **Short Subdivision** - to subdivide one (1) existing parcel into two (2) parcels.  
(Chapter 23.24, Seattle Municipal Code).

**SEPA DETERMINATION:** ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition or involving  
another agency with jurisdiction

**BACKGROUND DATA**

Site & Area Description

The approximately 19,000 square foot rectangular shaped site is located in a Single Family residential zone with a minimum lot size of 7,200 square feet (SF 7,200), in the Northeast Seattle area. The parcels to be subdivided are located between 19<sup>th</sup> Ave NE and 20<sup>th</sup> Ave NE, just north of NE 125<sup>th</sup> St. Both proposed parcels have street frontage on 19<sup>th</sup> Ave NE. 19<sup>th</sup> Ave NE is absent of street improvements. Both proposed parcels will have vehicle and pedestrian access to 19<sup>th</sup> Ave NE.

Surrounding properties and blocks are also zoned SF 7200. Development in the area consists of a variety of one, two-story single-family houses of varying age and architectural style on a variety of lot sizes.

### Proposal

The proposal is to subdivide one (1) parcel of land into two (2) parcels. Proposed lot areas are indicated in the summary above. Proposed parcels A and B will have vehicle and pedestrian access to 19<sup>th</sup> Ave NE. Vehicle and pedestrian access for both proposed parcels will be from 19<sup>th</sup> Ave NE.

The subject of this analysis and decision is only the proposed division of land.

### Public Comment

During the public comment period which ended July 14, 2004. DPD received no written comments for the proposed subdivision.

## **ANALYSIS - SHORT SUBDIVISION**

Pursuant to SMC 23.24.040, the Director shall, after conferring with appropriate officials, use the following criteria to determine whether to grant, condition or deny a short plat:

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities, and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions, in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees;*

7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing.*
8. *Conformance to the provisions of Section 23.24.046, multiple single-family dwelling units on a single-family lot, when the short subdivision is for the purpose of creating two (2) or more lots from one (1) lot with more than one (1) existing single-family dwelling unit.*

Based on information provided by the applicant, referral comments from the Drainage Section, the Fire Department, Seattle Public Utilities (City Light and the Water Department), and review by the Land Use Planner, the following findings are made with respect to the above-cited criteria:

1. *Conformance to the applicable Land Use Code provisions;*

The subject property is zoned for single family residential use with a minimum lot size of 7,200 square feet (SF 7200) or as provided in SMC 23.44.010-B1b. The allowed use in a single family zone is one dwelling unit per lot, with accessory dwellings permitted within the principal structure in accordance with (SMC 23.44.041). Maximum lot coverage is 35%. Front setbacks are an average of the neighboring adjacent lots, or twenty (20) feet, which ever is less. The minimum side yard setback is five (5) feet. Minimum required rear yard is 25'. The lots created by this proposed division of land will conform to all development standards of the SF 7200 zoning designation. The proposed parcels meet the minimum lot size requirement of the zone and provide adequate buildable area to meet applicable yards, lot coverage requirements, and other Land Use Code development standards.

2. *Adequacy of access for vehicles, utilities, and fire protection, as provided in Section 23.53.005;*

Proposed parcels A and B will have direct vehicle access from 19<sup>th</sup> Ave NE. Also, both proposed parcels will have direct pedestrian access to 19<sup>th</sup> Ave NE. The Seattle Fire Department has no objection to the proposed short plat. All private utilities are available in this area. Seattle City Light provides electrical service to the proposed short plat. City Light has reviewed the proposal and does not require an easement to provide for electrical facilities and service to the proposed lots. This short plat provides for adequate access for vehicles, utilities, and fire protection.

3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*

This area is served with domestic water, sanitary sewer, and stormdrain facilities by the City of Seattle. Availability of service is assured subject to standard conditions of utility extension. The short plat application has been reviewed by Seattle Public Utilities and a Water Availability

Certificate was issued on June 30, 2004 (WAC ID No. 20040950). The existing structures located on the site is connected by means of a single sidesewer to an eight-inch diameter public combined sewer (PS) located in 19<sup>th</sup> Ave NE. The (PS) will be the appropriate point for stormwater discharge from any development upon the proposed short plat.

**SANITARY SEWER;** The existing structure is connected by means of a single sidesewer to an 8-inch public sanitary sewer (PSS) located in 19<sup>th</sup> Ave NE.

**DRAINAGE;** There is no public infrastructure to convey stormwater runoff within reasonable distance of the proposed Short Plat. The mapped soil type is Esperance Sand which should allow infiltration to be used to mitigate stormwater runoff.

4. *Whether the public use and interests are served by permitting the proposed division of land;*

One objective of the short subdivision process is to increase opportunities for new housing development in order to ensure that there will be adequate capacity for future housing need. The proposed short subdivision will meet all the applicable Land Use Code provisions. The proposed development has adequate access for vehicles, utilities and fire protection, and has adequate drainage, water supply and sanitary sewage disposal. The public use and interest will be served with this proposal because additional opportunities for housing would be provided within the City limits as a result of this subdivision.

5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions, in environmentally critical areas;*

This site is not located in any environmentally critical area as defined in SMC 25.09.240. There are no environmentally critical areas mapped or otherwise observed on the site.

6. *Is designed to maximize the retention of existing trees;*

There are approximately twenty-five (25) trees located on proposed parcels A and B. Some of these trees are likely to be removed, depending upon the location of future construction, and the extent of the root systems and the overall health of the trees. Approximately eleven (11) of the trees are located within the required rear yards of the proposed lots and can be preserved, depending on root systems and overall health of the trees. Thus, the proposal has been designed to maximize the retention of existing trees on the property. Future construction will be subject to the provisions of SMC 23.44.008 and SMC 25.11 which sets forth tree planting requirements and tree preservation regulations on single family lots. Based on the applicant's information and arborist's report, there are no significant trees located on the site.

7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the*

*construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing.*

This Short Subdivision is not a unit subdivision. Thus, this section is not applicable to this short plat proposal.

8. *Conformance to the provisions of Section 23.24.046, multiple single-family dwelling units on a single-family lot, when the short subdivision is for the purpose of creating two (2) or more lots from one (1) lot with more than one (1) existing single-family dwelling unit.*

This Short Subdivision is not a multiple single-family dwelling unit subdivision. Thus, this section is not applicable to this short plat proposal.

### **DECISION - SHORT SUBDIVISION**

The proposed short plat is **CONDITIONALLY GRANTED**.

### **CONDITIONS - SHORT SUBDIVISION**

#### **Prior to Recording**

1. Have final recording documents prepared by or under the supervision of a Washington state licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. All existing structures, principal and accessory, shall be shown on the face of the plat, and their distances to the proposed property lines dimensioned.
2. Submit the final recording forms for approval and any necessary fees.

#### **Prior to Transfer of Sale or Ownership**

3. Parking on Parcel A shall be established by DPD permit, prior to separate sale or transfer of title of Parcel A or B.

#### **Prior to Construction Applications**

4. A copy of this short subdivision shall be attached to all related building permit applications or revisions.

Signature: (signature on file) Date: November 11, 2004  
Lucas DeHerrera, Land Use Planner

LJD:rgc  
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